



Property Inspected

(insert street address)

Account Number 20060000XX



Inspection Report

Main Entry Faces: East
Estimated Age: New
Soil: Dry
Weather: Clear and 82 Degrees
People Present: Buyers Agent

First Page

- 1.) *Property Inspected*
Street address
- 2.) *Client*
- 3.) *Account Number*
- 4.) *Main Entry Faces*
East
- 5.) *Estimated Age*
New
- 6.) *Soil*
Dry
- 7.) *Weather*
Clear and 82 Degrees
- 8.) *People Present*
Buyers Agent
- 9.) *Date*

SITE

- 10.) *Is site included in inspection*
Yes
- 11.) *Grade Drainage*
Functional
- 12.) *Steps*

- Functional*
- 13.) *What material is the Steps*
Stone
- 14.) *Driveway*
Functional
- 15.) *What material is the Driveway*
Concrete

FOUNDATION AND STRUCTURE

- 16.) *Describe the general structure*
The home is a wood frame two story on a block and brick foundation over a dirt crawlspace. The c-space was viewed from inside c-space via access door
- 17.) *Positive Drain*
Functional
- 19.) *Wooden Members*
Functional
- 20.) *What material is the Wooden Members*
Pre manufactured wood trusses at 24 inches o.c.
- 21.) *Support Piers*
Functional
- 22.) *What material is the Support Piers*
Brick & concrete block
- 23.) *Crawlspace Ventilation*
Functional
- 24.) *Foundation Wall*
Needs Repair
The Condensation line from the AC unit is dripping water directly onto the foundation wall. The interior foundation wall is wet. Extend the condensation line out and away from the foundation wall.



25.) *What material is the Foundation Wall*

Brick and Block

27.) *Sub floor*

Insulated with a Fiberglass Batt approximately R19.

28.) *What material is the Sub floor*

Plywood

EXTERIOR

29.) *Is Exterior included in inspection*

Yes

30.) *Describe the Exterior*

The exterior of the home is covered with hardboard siding and wood trim.

31.) *Wall Covering*

Needs Repair

A piece of siding around the light fixture above the garage door has a hole that was filled with caulk. Replace piece of siding or fill hole with a filler that can be smoothed and painted.



32.) *Trim Items*

Functional

33.) *What material is the Trim Items*

Wood

34.) *Doors*

Needs Repair

The crawlspace door latch is hitting the door and is difficult to open and close. Adjust latch so door closes and open without hitting the latch.



35.) *What material is the Doors*

Wood and Metal

36.) *Storms*

Functional

37.) *Caulking*

Needs Repair

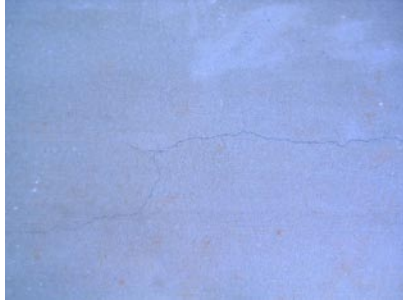
The trim at the bottom of the garage door needs to be caulked. The drip edge above garage door where the siding meets needs to be caulked. The trim above the left front porch needs to be caulked.



38.) *Decks and Porches*

Comment

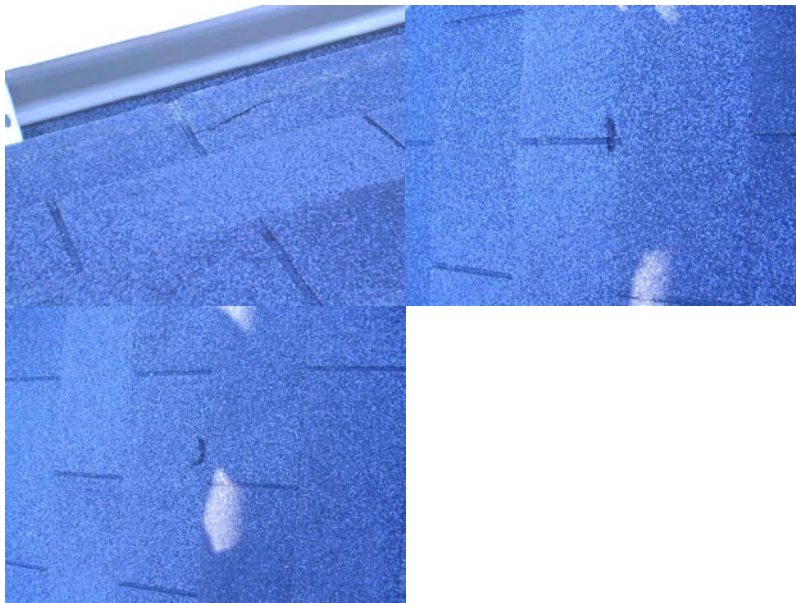
The front porch has a crack about three feet long. This should be monitored and if the crack increases in length or width the builder should be contacted to repair. This should be pointed out to the builder now and noted so it can be reviewed at the end of the 1 year warranty



- 39.) **Steps**
Functional
- 41.) **Chimneys**
Functional
- 42.) **The Chimney is**
a direct vent

ROOF ITEMS

- 43.) **Are the Roof Items included in inspection**
Yes
- 44.) **Describe the roofing**
The roof is a single layer fiberglass shingle material. The roof was observed by me physically walking on it.
- 45.) **Covering Material**
Needs Repair
The shingles above the garage (first row) just above the gutter are all cracked or broken. A few shingles on the front porch have holes in them. Replace all damaged shingles as needed.



- 46.) **Roof Flashing**
Functional
- 47.) **Roof Flashing Material**
Metal
- 48.) **Roof Ventilation**
Functional
- 49.) **Gutters and Downspouts**
Functional
- 50.) **What material is the Gutters and Downspouts**
Aluminum
- 51.) **Soffits and Facia**
Functional
- 52.) **Roof Accessories**
Functional

INTERIOR

- 53.) **Is Interior included in inspection**
Yes
- 54.) **Walls**
Functional
- 55.) **Ceilings**
Functional
- 56.) **Floors**
Functional
- 57.) **Windows**
Needs Repair

A window in the first bedroom (right bedroom at top of the stairs) is difficult to open and close. Adjust window springs to allow window to operate smoothly.



58.) *What material is the Windows*

Vinyl double pane insulated

59.) *Doors*

Functional

60.) *Counters and Counter Top*

Functional

61.) *Steps and Stairways*

Functional

62.) *Fireplaces*

Functional

64.) *Electrical Outlet Fixtures*

Functional

65.) *Laundry Connections*

Functional

BUILT IN APPLIANCES

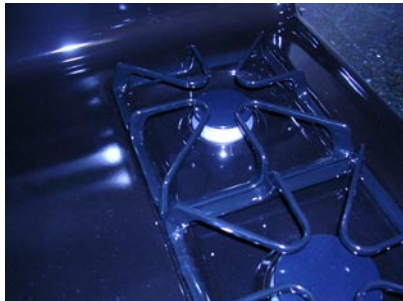
66.) *Are Built in appliances included in inspection*

Yes

67.) *Range*

Needs Repair

The right rear burner flame is not at full burn with in the High position. Adjust gas valve for burner as needed.



68.) *What fuel does the Range use*

Gas

69.) *Oven*

Functional

70.) *Range Hood*

Functional

71.) *Disposal*

Functional

72.) *Dishwasher*

Functional

73.) *Kitchen Sink*

Functional

BATHROOMS HALF

75.) *Are bathrooms half included in inspection*

Yes

76.) *Half Bath Sink*

Functional

77.) *Half Bath Toilet*

Functional

78.) *Half Bath Exhaust Fan*

Functional

BATHROOMS HALL (2nd & 3rd Floor)

79.) *Are bathrooms hall included in inspection*

Yes

80.) *Hall Bath Sink*

Functional

81.) *Hall Bath Toilet*

Functional

82.) *Hall Bath Tub and Shower*

Needs Repair

The shower stall on the third floor has a large chip in the tub material. Fill with a material used to repair tub and showers.



83.) *Hall Bath Exhaust Fan*

Functional

BATHROOMS MASTER

84.) *Are bathrooms master included in inspection*

Yes

85.) *Master Bath Sink*

Needs Repair

The left faucet is not properly secured to sink top. Adjust faucet bolts to secure to the counter top.



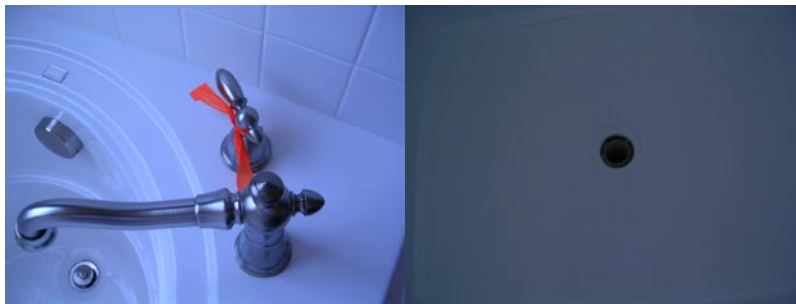
86.) *Master Bath Toilet*

Functional

87.) *Master Bath Tub and Shower*

Needs Repair

The hot water faucet was installed backwards. The shower is missing the floor drain cover. Re-install hot water faucet and install floor drain in the shower.



88.) *Master Bath Exhaust Fan*

Functional

HEATING SYSTEM

90.) *Is the heating system included in inspection*

Yes

91.) *Type*

Forced warm air

- 92.) **Fuel**
Gas
- 93.) **Heating System Name**
Lennox
- 94.) **Size and Location**
Unit #1 60,000 BTU located at the right side of the house Unit #2 80,000 BTU located in the attic.
- 95.) **Status of Heating System**
Functional
- 96.) **Distribution**
Functional
- 97.) **Operating Controls**
Functional
- 98.) **Exhaust Pipe**
Functional
- 99.) **Filters**
Functional

COOLING SYSTEM

- 100.) **Is the Cooling System included in inspection**
Yes
- 101.) **Central Air Conditioner Name**
Lennox
- 102.) **Central Air Conditioner Size and Location**
Unit #1 24,000 BTU located at the right side of the house Unit #2 36,000 BTU located in the Attic.
- 103.) **Status of AC**
Functional
- 104.) **Condensate Drain Line**
Needs Repair
The Condensation line from the AC unit is dripping water directly onto the foundation wall. The interior foundation wall is wet. Extend the condensation line out and away from the foundation wall.



ELECTRICAL

- 106.) *The main panel is a
200 Amps located in the garage. 4/0 Aluminum.*
- 107.) *Electric panel
Functional*
- 108.) *Entry Cable
The home has underground service to the meter.*
- 109.) *Status of Entry Cable
Functional*
- 110.) *Ground
Functional*
- 111.) *Smoke Alarm
Functional*
- 112.) *GFIC
Functional*
- 113.) *Outlets and Switches
Functional*
- 114.) *The Branch circuits are wired with
copper wiring*

PLUMBING

- 115.) *Is the plumbing included in inspection
Yes*
- 116.) *Service
The house is on city water and sewer.*
- 117.) *Status of Water Supply Lines
Functional*

- 118.) *What is the material of the Water Supply Lines*
Plastic, pex
- 119.) *Waste Drain and Vent Lines are*
plastic, pvc
- 120.) *Status of Waste Drain and Vent Lines are*
Functional
- 121.) *Outside Faucets*
Functional
- 122.) *Water Heater Capacity*
40 gallon gas, Located in the attic.
- 123.) *Water Heater*
Comment
The water heater was not lit so it was not generating any hot water. Have the builder light the gas water heater and test for proper operation.
- 124.) *What fuel is used by the Water Heater*
Gas
- 125.) *What is the age of the Water Heater*
New
- 126.) *What is the location of the Water Heater*
Attic
- 127.) *Relief Valve*
Functional
- 128.) *Exhaust Pipe*
Functional
- 129.) *Main Water Cutoff Location*
Pantry closet

INSULATION AND VENTILATION

- 130.) *Is insulation and ventilation included in inspection*
Yes
- 131.) *The attic is insulated with*
Fiberglass batts approx. R-30
- 132.) *The attic is ventilated with*
ridge and soffit vents
- 133.) *The attic was*
viewed from the attic which was accessible via walk up stairs
- 134.) *Roof Framing*
Functional

135.) Sheathing

Functional

136.) What is the material of the Sheathing

OSB

137.) Insulation

Functional

138.) Ventilation

Functional

Garage

142.) Is garage included in inspection

Yes

143.) Garage Door

Functional

144.) Garage Door Opener

Comment

The garage had no garage door openers. If the builder is going to install the safety devices need to be tested to be sure they are operating properly.

146.) Garage Electrical Items

Functional

147.) Garage Ground Fault Circuit

Functional

SUMMARY OF ITEMS NEEDING REPAIR

“THIS SUMMARY IS NOT THE ENTIRE REPORT. THE COMPLETE REPORT MAY INCLUDE ADDITIONAL INFORMATION OF CONCERN TO THE CLIENT. IT IS RECOMMENDED THAT THE CLIENT READ THE COMPLETE REPORT.”

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All Around Home Inspection Services, inspections are based on the standards set forth by the North Carolina General Statutes (The Home Inspectors Licensure Act). This inspection is a limited visual inspection of apparent conditions in readily accessible areas, and is not technically exhaustive, and does not imply that every defect will be discovered. All Around Home Inspection Services is not liable for any defects or deficiencies that cannot be reasonably discovered during the limited visual inspection. The inspection covers only listed items for function and safety, not for code compliance. All Around Home Inspection services and the inspector do not have any financial or business interest in this property. This report is intended for the sole use of the client.

NO EXPRESSED OR IMPLIED WARRANTY IS GIVEN CONCERNING THE BUILDING AND EQUIPMENT OR THEIR FUTURE USEFULNESS

ITEMS INSPECTED

STRUCTURAL AND FOUNDATION: Basement, Crawl Space, Foundation Walls, Piers, Chimney, Chimney Foundations, Beams, Girders, Column Support Posts, Joists, Framing, Ventilation, Floor Systems.

EXTERIOR: Walls, Foundation Seams, Windows, Doors, Siding, Garage Doors, Porches, Site (for drainage), Attached Decks, Stairs, Patios.

ROOF: Rafters, Trusses, Sheathing, Decking, Roofing Material, Gutters, Spouts, Flashing, Ventilation, Insulation.

INTERIOR: Walls, Ceilings, Floors, Ceramic Tile, Windows, Doors, Fireplace.

INTERIOR PLUMBING: Water Supply, Water Storage, Hot Water Source, Supply Piping, Sanitary Drain Piping and Venting, Fixtures.

ELECTRICAL SYSTEM: Service Entrance Cable, Service Panel, Sub-Panel(s), Grounding, Exposed Interior Wiring and Devices, Service Adequacy, Over current Protection

HEATING: Furnace, Circulators, Blowers, Fans, Pressure Valves and Gauges, Fuel Supply, Fuel Storage, Furnace Control and Safety Devices, Thermostats (operation only), Heating Pipes, Heating Ducts, Radiators, Ductwork.

CENTRAL AIR CONDITIONING: Compressors, Fans, Cooling Coils, Ductwork, Condensate Disposal.

FIXED APPLIANCES: Kitchen and Bath Exhaust Fans, Attic Fans, Garbage Disposal, Dishwasher, Oven, Range, Sump Pumps, Built in Kitchen Appliances.

This inspection report does not address and is not intended to address the possible presence of any danger from any potentially harmful substance and environmental hazards, including but not limited to radon gas, lead paint, asbestos, urea formaldehyde (UFFI), toxic or chemical analysis, airborne hazards, polluted water, or underground oil tanks. All Around Home Inspection Services is also not responsible for any misleading information provided by the seller or for any matter concealed or hidden from the inspector.

Thomas Armstrong Inspector # 2157

FEE: \$300.00



Monday July 10th, 2006



5417 Rolling Field Dr.
Garner NC, 27529
Phone 919-772-6975
Cell 919-649-2610 FAX: 919-661-8789

Client Name:

Account #. 20060000035

Property Inspected:

Date	Invoice #	Description	Charges	Balance
07-10	20060000035	Mechanical Inspection	\$300.00	\$300.00

Total AMT. \$300.00

Thank You!